

SCANNED

Law Offices of
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March 26, 1984

Douglas Management Company
P. O. Box 58888
Seattle, WA 98188

Douglas Management Company
c/o CT Corporation System
1218 Third Avenue
Seattle, WA 98101

Gentlemen:

This office represents Northwest Cooperage Company, Inc., of 7152 First Ave. S., Seattle, Washington. Northwest Cooperage occupies, and with its principals are the owners of real property which adjoins an inlet from the Duwamish River to the south of real property in which you have an interest.

I am enclosing with this letter a stipulation and judgment which is marked as Enclosure A. The stipulation and judgment were entered in a quiet title action involving your predecessors in interest. As you can see from a review of these two documents, the stipulation and judgment set forth a common agreement line defining the southerly boundary of your property and the northerly boundary of that occupied by Northwest Cooperage.

In addition to the stipulation and judgment referred to above, enclosed with this letter are copies of quitclaim deeds between Knik Construction Company, Inc., and Douglas Management Company. These enclosures are marked Enclosures B and C. Attached to each of the enclosures is a sketch prepared by Transamerica Title Insurance Company. Each of the sketches attached to Enclosures B and C show an area which is shaded in. This shaded-in area represents an overlap between the legal description contained on Enclosures B and C and the common agreement line which was established by the judgment in the quiet title action (Enclosure A).

Douglas Management Company
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It is requested that you re-execute the quitclaim deeds (Enclosures B and C) to correct these errors in the legal description of your property. I would recommend that you mark the new deeds that they are to correct an incorrect legal description, making reference to the prior recording numbers. The new deeds should contain also the following legend:

Subject to: That judgment entered September 27, 1974, in a quiet title action between Jack Trotsky, et ux., at al., vs. John Farrell, et ux., et al., King County Cause No. 732439.

Northwest Cooperage is making no claim to your property. However, we desire to save you and us the time, trouble, expense and possible liability that could result from the cloud you have created against the title to the Northwest Cooperage property. Should you have any questions regarding this letter, please feel free to contact the undersigned.

Very truly yours,



John C. Oldfield
Of Wolfstone, Panchot, Bloch & Kelley

JCO:rs

Enc.

cc: Northwest Cooperage Co., Inc.